



# MEETING POSTING

## TOWN OF NANTUCKET

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Committee/Board/s

**PLANNING BOARD**

Day, Date, and Time

**MONDAY, February 9, 2015 @ 6:30 PM**

Location / Address

□ **Public Safety Facility Community Room**  
**First Floor**  
**@**  
**4 Fairgrounds Rd., Nantucket, MA**  
□

Signature of Chair or  
Authorized Person

\_\_\_\_\_  
**CATHERINE ANCERO,**  
**ADMINISTRATIVE SPECIALIST**

**WARNING:**

**IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING  
POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO  
MEETING MAY BE HELD!**

## **PLANNING BOARD**

### **AGENDA**

**(Subject to change)**

[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

Video of meeting available in Town website

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

**Purpose:** To discuss business as noted below. The complete text, plans, application, or other material relative to each agenda item is available for inspection at the Planning Office at 2 Fairgrounds Road between the hours of 8:30 AM and 4:30 PM

**I. Call to order:**

## II. Approval of the agenda:

### III. Public Hearings:

- #19-13 Brian Ryder, 5 ½ Mary Ann Drive
- #18-14 Cumberland Farms, Inc., 115 Orange Street, *action deadline 02-27-15*
- #19-14 Millie's Modification, 324 & 326 Madaket Road, *action deadline 03-31-15*
- #7716 Valero Road Subdivision, 60, 62, 64, 66 & 68 Old South Road, *action deadline 04-30-15, CONTINUED TO 04-13-15*
- #7770 Mariner Way Subdivision, 78 Union Street, *action deadline 04-30-15*
- #7771 White Elephant Hotel LLC, 50 Easton Street, *action deadline 03-31-15*
- #03-15 Robert A. Stanton & Donald J. Stanton, 16 India Street, *action deadline 04-12-15*
- #04-15 Brotherhood of Thieves Amendment, 23 Broad Street, *action deadline 04-12-15*
- **WARRANT ARTICLES for 2015 ANNUAL TOWN MEETING and CITIZEN ARTICLES TO BE DISCUSSED:**

- Zoning Bylaw amendment and Zoning Map change. Zoning Bylaw amendments to allow "transient residential facilities" within a half mile radius of the CDT district. Zoning Map change from LC to ROH and CN for properties on N. Beach Street, Easton Street, S. Beach Street, N. Water Street, Mackay Way, Harbor View Way, and Sea Street;
- Zoning Map change from RC to ROH for properties on Union Street, Washington Street, and Duck Pond Lane;
- Zoning Map change from SR-1 to SOH for properties on W. Sankaty Road, New Street, and King Street;
- Zoning Bylaw amendment and Zoning Map change. Zoning Bylaw amendments (miscellaneous) to establish new zoning districts R-5L and R-10L. Zoning Map change from R-10 to R-10L for properties in the Pine Valley Subdivision;
- Zoning Map change (miscellaneous: Surfside Road, Appleton Road, Ticcoma Way, Fairgrounds Road, W. Chester Street, New Lane, Wyer's Way, Sesachacha Road, Somerset Lane, and Wherowhero Lane) and Zoning Bylaw amendments to adjust the boundaries of the Town and Country Overlay Districts (Somerset Lane and Wherowhero Lane);
- Zoning Map change from Residential 10 (R-10) to Commercial Neighborhood (CN) for twelve (12) properties on the northwest side of Fairgrounds Road in the vicinity of Newtown Road;
- Zoning Map change from R-20 to VR and LUG-2 to VN, VR, and VTEC for properties at 164, 165, 167, and 171 Hummock Pond Road;
- Zoning Map change from R-20 to R-5 for properties on Daffodil Lane and Mayflower Circle and LUG-2 to R-10, R-10L, and/or R-20 for properties on Evergreen Way;
- Zoning Map change from LUG-2 to R-40 for properties on Daffodil Lane, Evergreen Way, and Davkim Lane;
- Zoning Map change from LUG-2 to LUG-1 for properties on South Shore Road, Rachel Drive, Zachary Way, Tripp Drive, Correia Lane, Felton Drive, Marilyn Lane, Masaquet Avenue, and Morgan Square, White Street, Boulevarde, Lover's Lane, Okorwaw Avenue, Pochick Avenue, and Monohansett Road;
- Zoning Map change from LUG-2 to R-10, R-20, and/or R-40 for properties on S. Shore Road and Zoning Bylaw amendment to adjust the boundaries of the Town and Country Overlay Districts;
- Zoning Map change from R-10 to CN for properties on Hooper Farm Road, Fairgrounds Road, and Sparks Avenue;
- Zoning Map change from LUG-3 and/or CI to R-5, R-10, and/or CN for property at 10 Sun Island Road (Nantucket Memorial Airport property) and Zoning Bylaw amendment to adjust the boundaries of the Town and Country Overlay Districts;
- Zoning Map change from RC, R-1, ROH, and R-20 to R-40 for properties within the Town Overlay District and identified as Town owned land or protected open space;
- Zoning Map change from RC-2, VR, LUG-1, and LUG-2 to LUG-3 for properties within the Country Overlay District and identified as Town owned land or protected open space;

- Zoning Bylaw amendment to change the use “accessory apartment” to “accessory dwelling” and to amend the standards contained within the definition;
- Zoning Bylaw amendment to insert a new use “tertiary dwelling” (a third dwelling unit on a lot) and to insert a new definition, parking requirement, and to specify in which districts “tertiary dwelling” is permitted;
- Zoning Bylaw amendment to make technical modifications to the following sections: 139-2 (definitions), 139-7A (Use Chart, Funeral Home), 139-14 (Special Districts), 139-25 (Zoning Enforcement Officer appointment), 139-29 (Zoning Administrator appointment and Zoning Board of Appeals powers), and 139-33 (increase in pre-existing nonconforming ground cover ratio and clarification of “new” lots created pursuant to MGL c. 41 § 81 L and P), and removal of any references within the Bylaw to “Academy Hill District (AHD)”;
- Zoning Bylaw amendment to make numerous modifications to section 139-23 (Site plan review);
- Zoning Bylaw amendment to section 139-30A to modify the special permit granting authority for business commercial, commercial industrial, and industrial uses as categorized in section 139-7A (Use Chart);
- Zoning Bylaw amendment and Zoning Map change. Zoning Bylaw amendments to insert a new overlay district entitled “Nantucket Cottage Hospital Overlay District” and to make associated changes to the Bylaw to address parking requirements, permitted uses, intensity regulations, permitting authority, and other changes necessary to implement the overlay. Zoning Map change from R-1 and R-10 to CN for properties on Surfside Road and Vesper Lane, in the vicinity of the Nantucket Cottage Hospital;
- Zoning Map change from R-40 to CN for property located at 47 Prospect Street;
- Zoning Bylaw amendments to section 139-26 to insert new subsections addressing the issuance of building permits for property identified as or within a designated distance of “Shorefront Land”.

The Planning Board will take action to ratify votes taken at the January 5 and/or January 12 meetings for the following articles:

- Zoning Map change from Commercial Industrial (CI) to Commercial Neighborhood (CN) for a single property at 3 Shadbush Road;
- Zoning Map change from Residential 10 (R-10) to Residential Commercial (RC) for properties at 40 and 42R Sparks Avenue;
- Zoning Map change from Limited Commercial (LC) to Commercial Downtown (CDT) for properties at 7, 9, and 11 N. Water Street;
- Zoning Bylaw amendment to Chapter 139, section 2, of the Code of the Town of Nantucket to insert a new definition of “ownership”;
- Zoning Bylaw amendment to Chapter 139, section 2, of the Code of the Town of Nantucket to insert a new definition of “municipal”.

#### IV. ANR:

- #7796 Ralph L. & James J. Hardy, 199 Hummock Pond Road (Map 65 Parcel 22)
- #7797 Philip Witte, 15 Golfview Drive (Map 66 Parcel 171)
- #7798 JFW Nominee Realty Trust, John Welch, John Welch, III, Trustees , 3 Black Walnut Lane & Black Walnut Lane (Map 48 Parcels 1 & 1.9)
- #7799 David H. jr. & Karen O. Murray, 7 Walsh Street (Map 42.4.1 Parcel 55)
- #7800 J. Seward Johnson, Jr. Trustee of Seventy-Three Hulbert Avenue Nominee Trust, 73 Hulbert Avenue (Map 29 Parcel 5)
- #7801 Town of Nantucket, Denver Street & Dayton Street (Map 60)

#### V. Second Dwellings:

- Barclay LLC, 131 Main Street (Map 42.3.3 Parcel 46)
- Glenhurst West Realty Trust, c/o Arthur Reade, 137 Cliff Road – Lots 10 & 15 (Map 30 Parcel 610)
- Mathey Aguiar, 12 Surfside Road (Map 67 Parcel 862)
- 5 Quaise LLC, 5 Quaise Pastures Lane (Map 26 Parcel 21)

**VI. Previous Plans:**

- **#7084 Arrowhead Drive Subdivision**, *Form J (Lots 178, 179 & 225)*
- **#7699 Weatherly Place**, *Form J (Lot 142)*

**VII. ZBA Cases:**

- **#67-14 GIEDRIUS MIKSYS & KRISTINA RALKOVA, ET AL AS OWNERS, AND NANTUCKET PROPERTIES, LLC & TRADE WIND COTTAGES CONDOMINIUM, AS APPLICANTS**, 40 & 42 Nobadeer Farm Road, Assessor's Map 69 as Parcels 32.1 – 4 (inclusive) and 33.1 – 4 (inclusive), as Lots 4 & 5
- **#06-15 MARIANNE HANLEY, TRUSTEE OF SIX FLINT ROAD REALTY TRUST**, 6 Flint Road, Assessor's Map 69 as Parcel 338,
- **#07-15 JOHN L. NEWMAN**, 1 Perry Lane, is shown on Assessor's Map 67 as Parcel 902,
- **#08-15 FRANK CAPIZZO, TRUSTEE OF SCOTT REALTY TRUST**, 8 Nonantum Avenue, Assessor's Map 87 as Parcel 9,

**VIII. Public Comments:**

**IX. Other Business:**

- **Reminder February 19, 2015 at 6:30 PM Planning Board Special Meeting**

**X. Adjourn:**